Legend:

E.G. ...... EXISTING GRADE
F.L. ...... FLOW LINE
F.S. ...... FINISHED SURFACE
F.W. ...... FINISHED WALK
T.C. ...... TOP OF CURB
T.W. ...... TOP OF WALL
H.P. ...... HIGH POINT
T.G. ...... TOP OF GRATE
TYP. ...... TYPICAL
C.F. ...... CURB FACE
GD.~BK. ...... GRADE BREAK
GND. ...... GROUND
INV. ...... INVERT ELEVATION
F.F. ...... FINISH FLOOR
CONST. ...... CONSTRUCT
A.C. ...... ASPHALT PAVEMENT
O.C. ...... ON CENTER
D.S. ...... DOWNSPOUT(●)
DIRECT ROOF DRAINAGE TO LAWN AREAS

LIMITS OF OVER EXCAVATION AS DEFINED IN SOILS REPORT

(98.00) T.C. — EXISTING SPOT ELEVATION
(97.50) F.L. — DESCRIPTION OF ELEVATION
98.00 — TOP OF CURB ELEVATION
97.50 — FLOW LINE ELEVATION
98.00 — SPOT ELEVATION
T.C. — DESCRIPTION OF ELEVATION
FINISH SURFACE OR FLOW LINE ELEVATION
(98.00) — EXISTING SPOT ELEVATION
T.C. — DESCRIPTION OF ELEVATION
(92.35) — EXISTING SPOT ELEVATION
1.0% — PROPOSED GRADIENT AND DIRECTION OF FLOW
(1.0%) — EXISTING GRADIENT AND DIRECTION OF FLOW
X/X — DETAIL NO. / PAGE NO.
PROPOSED SLOPE
1150 — PROPOSED CONTOUR
EXISTING CONTOUR

LANDSCAPE LEGEND

- FUEL MODIFICATION ZONE BOUNDARY 1 (A ZONE): 20' FROM QUALIFYING STRUCTURE
- FUEL MODIFICATION ZONE BOUNDARY 2 (A ZONE): 100' FROM QUALIFYING STRUCTURE
- 5'-0" WIDE FIRE DEPT. WALK AROUND/ HOSE PULL. KEEP CLEAR
- BIOSWALE/ RAIN GARDEN: 263 CU. FT. BIOFILTRATION SOD. SEE DETAILS ON SHEET L-2
- NATIVE SOIL STORAGE AREA 1,315 SQ. FT.
- DEFENSIBLE SPACE- PERMEABLE DECORATIVE EARTH TONE GRAVEL GROUNDCOVER
- 4" PVC FRENCH DRAINLINES FROM ROOF TO RAIN GARDEN
- 4" PVC RAIN GARDEN OVERFLOW FRENCH DRAINLINE TO 8" OUTLET LINE (ITEM "K"), DISCHARGE AT RIPRAP OUTLET PER CIVIL PLAN
- HB (E) HOSE-BIB LOCATION. PROTECT IN PLACE (TYP)

2189 Stunt Rd Native Tree Replacement and Planting Program (NTRPP)

Page 1 of 4

Surveyed on September 12 and 26, 2019 by Carl Mellinger Consulting, LLC

Note: Trunk locations of trees are based on architectural survey where possible. Some trunk locations and all canopy locations were measured in the field and have not been surveyed by a civil surveyor.

- Protected tree canopy
- Protected native plant canopy
- Protected southern California black walnut canopy
- Non-protected tree canopy
- Existing 5-6' tall chain-link fence
- Existing 6' tall wrought-iron fence
- Potential mitigation tree planting site (12 total for 10 mitigation trees + 2 contingency trees)
- Tree protection fencing
- Outline of tree protection zone (5' beyond dripline or 15' from trunk, whichever is greater)
- H1 boundary line
- H1 buffer (boundary + 100')
- Oak woodland sphere of influence (~3.2x radius of canopy)
- Existing accessory structures or walls

SOILS ENGINEERS RECOMMEDATIONS:

(CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL RECOMMENDATIONS IS SGI REPORT # 1502130 DATED 6-6-2015)

1. RECOMMENDATIONS CONTAINED WITHIN THE PROJECT SOILS REPORT AND ANY AMENDMENTS BY SOUTHWEST GEOTECHNICAL, INC ARE CONSIDERED A PART OF THESE PLANS.
2. SLOT CUTS, IF NECESSARY, SHALL REQUIRE CONTINUOS OBSERVATION BY A REPRESENTATIVE OF SGI.
3. ALL FOOTING EXCAVATIONS SHOULD BE OBSERVED BY THE PROJECT SOILS ENGINEER OR HIS REPRESENTAITVE PRIOR TO PLACING FORMS, REENFORCING STEEL OR CONCRETE.
4. PLANS SHOULD BE REVIEWED AND MANUALLY WET-SIGNED BY THE SOILS ENGINEER.
5. ALL FOUNDATIONS SHALL BE PLACED A MINIMUM OF 12 INCHES DEEP INTO AND BELOW THE LOWEST ADJACENT GRADE OF THE RECOMMENDED BEARING MATERIAL.
6. UN-SURCHARGED, TEMPORARY CUTS OF UP TO 5 VERTICAL FEET MAY BE IN COHESIVE NATURAL SOILS, THAT PORTION OF CUTS THAT MAY NEED TO BE HIGHER THAN 5 FEET SHOULD BE TRIMMED BACK TO A 1:1 (H: V) GRADIENT, OR PROPERLY SHORED. COHESIONLESS NATURAL SOILS SHOULD BE SLOPED AT A 1:1 GRADIENT.
7. BASED ON LABORATORY CONSOLIDATION TESTS, REMOVAL OF UNSUITABLE SOILS SHOULD BE CONDUCTED TO A MINIMUM OF 10 FEET BELOW NATIVE SOIL GRADE, AND EXCAVATIONS MAY NEED TO BE DEEPER LOCALLY DUE TO THE PRESENCE OF THE UNDERLYING VARIABLY THICK UNDOCUMENTED FILLS. LATERALLY, REMOVALS SHOULD EXTEND A MINIMUM DISTANCE OF 5 FEET OUTSIDE THE STRUCTURE FOOTINGS IN ALL DIRECTIONS, OR TO A DISTANCE EQUAL TO THE VERTICAL DEPTH OF FILL, WHICHEVER IS GREATER.
8. THE TOE OF THE NORTH FACING SLOPE TO THE CONTOUR ELEVATION OF 1350+ SHALL BE PROTECTED BY COVERING THE PORTION OF THE SLOPE WITHIN THE FEMA DEFINED FLOOD ZONE WITH CONCRETE, GUNITE, A GABION, OR RIP RAP TYPE COVERING TO PREVENT EROSION OF THE SLOPE, DESIGNED BY OTHERS.

CONSTRUCTION NOTES:

- (A) CONSTRUCT PERMEABLE DRIVEWAY PER DETAIL "A" SHEET NO. 3 (FINAL DRWY DESIGN PER ARCHITECTURAL PLANS BY OTHERS)
- (B) CONSTRUCT AREA DRAINS PER DETAIL "B" SHEET NO. 3 (SEE FINAL LANDSCAPE PLANS FOR USE AND LOCATION OF THESE AREA DRAINS)
- (C) CONSTRUCT TOP OF WALL SWALE PER DETAIL "C" SHEET NO. 3
- (D) CONSTRUCT SPLASH WALL PER DETAIL "D" SHEET NO. 3
- (E) CONSTRUCT 12"x12" BROOKS CATCH BASIN PER DETAIL "E" SHEET NO.3 INSTALL KRISTAR FLOGARD PLUS FGP-12F8 (SHALLOW DEPTH) FILTER INSERT.
- (F) CONSTRUCT TOP OF SLOPE BERM PER DETAIL "F", SHEET NO. 3.
- (G) CONSTRUCT ROCK RIP RAP PAD PER DETAIL "G", SHEET NO. 3.
- (H) CONSTRUCT SLOPE BENCHING PER DETAIL "H", SHEET NO. 3.
- (I) CONSTRUCT GRADED SWALE PER DETAIL "I", SHEET NO. 3.
- (J) EXISTING STRUCTURE TO BE REMOVED UNDER SEPARATE PERMIT
- (K) CONSTRUCT SDR 35 (PVC) PIPE WHERE SHOWN ON PLAN (PIPE SIZE PER PLAN)
- (L) CONSTRUCT SLAB ON FOUNDATION PER STRUCTURAL PLANS BY OTHERS
- (M) INSTALL (2) 15 GAL. PLANTS LOCATION PER OWNERS RECOMMENDATIONS~SEE PLAN (ABRONIA MARITIMA) 10' MAX. DISTANCE FROM IMPERVIOUS SURFACE
- (N) INSTALL (1) 50 GAL. RAIN BARRELS PER "HEY TANK" (IVY~GREEN), SEE https://heytanksla.com/ (OUTLET TO LANDSCAPING AREAS) DOWNSPOUTS (D.S.) PER ARCHITECTURAL PLANS. SHOWN FOR REFERENCE HEREON. TIE ALL DOWNSPOUTS TO PROPOSED DRAIN SYSTEM HEREON.(4" PVC) LATERALS.
- (O) LIMITS OF OVER EXCAVATION PER SOILS ENGINEERS RECOMMENDATIONS IN REPORT CYG-14-7336, PG. 14-15 (SEE DETAIL "O", SHT. NO. 3.)
- (P) EXISTING WATER METER TO REMAIN

LOW IMPACT DEVELOPMENT NOTE:

1. (2) 15 GALLON TREES ~ TYPE AND SPECIES TO BE DETERMINED BY OWNER
2. CONTROLLER TO BE WEATHERMATIC SL-600 FOR TREE WATERING
3. TOTAL PERVIOUS AREA = 1,100 S.F. OR 56% OF DEVELOPED AREA
   5% OF TOTAL LANDSCAPING IS TURF AREA / 35% IS DROUGHT TOLERANT PLANT TYPE ON LOWER SLOPE
4. WHERE POSSIBLE, DIRECT ROOF DRAINAGE TO LANDSCAPED AREAS
   DOWNSPOUTS (D.S.) PER ARCHITECTURAL PLANS. SHOWN FOR REFERENCE HEREON.
   TIE ALL DOWNSPOUTS TO PROPOSED DRAIN SYSTEM HEREON.(4" PVC) LATERALS.

LANDSCAPING NOTE:

TOTAL DEVELOPED AREA = 20,429 S.F. INCLUDING ALL IMPERVIOUS AND PERVIOUS AREAS
TOTAL IMPERVIOUS AREA = 3,500 S.F. OR 17% OF DEVELOPED AREA
TOTAL PERVIOUS AREA = 16,928 S.F. OR 83% OF DEVELOPED AREA
5% OF TOTAL LANDSCAPING IS TURF AREA / 35% IS DROUGHT TOLERANT PLANT TYPE ON LOWER SLOPE

RETAINING WALL NOTE:

MOST RETAINING WALLS ON SITE ARE LESS THAN 6 FEET IN RETAINED HEIGHT.
FOR WALLS THAT ARE IN EXCESS OF 6 FEET OF RETAINED EARTH, MATERIAL SHOULD BE REMOVED TO LESS THAN 6 FEET.

NO PROPOSED FENCING

HAND-WATER NEW NATIVE PLANTINGS/ MITIGATION TREES

NO PROPOSED LANDSCAPE LIGHTING

TOPSOIL SALVAGE FOR FUTURE USE IN LANDSCAPE IS ENCOURAGED, BUT SALVAGE MAY NOT DAMAGE NATIVE VEGETATION, BE GEOLOGICALLY UNSTABLE, AND SHOULD BE PROTECTED FROM EROSION AND RUNOFF.

STORE NATIVE TOPSOIL IN DESIGNATED STORAGE AREA PER PLAN (THIS SHEET)

DEMO AND RESTORATION LEGEND

(E) WESTERN DOUBLE WALLS AND GATE — REMOVE EXISTING WALL; WESTERN-MOST FOOTING TO REMAIN- DO NOT DISTURB; REMOVE FOOTING; REMOVE EXISTING WALL; REMOVE GUIDE RAIL AND 4"DEEP CONC. SUBSTRATE

(E) EASTERN DOUBLE WALLS AND GATE — REMOVE FOOTING; REMOVE WALL; REMOVE GUIDE RAIL AND 4" DEEP CONC. SUBSTRATE

NOTE: THERE IS NO NEW OR REPLACEMENT GATES/ FENCING PROPOSED

DEMO METHOD: -USE HAND TOOLS TO THE EXTENT POSSIBLE

RESTORATION: -INFILL ANY HOLES FROM DEMOLITION AND REMOVAL OF FOOTINGS AND GATE TRACKS WITH NATIVE SITE SOIL FROM 'NATIVE SOIL STORAGE AREA' AS SHOWN ON PLAN

- IF PLANTED, SELECT FROM RESTORATION PLANT PALETTE (THIS SHEET). HAND WATER OR IRRIGATE VIA POINT TO POINT DRIP FROM AUTOMATIC TEMPORARY IRRIGATION CONTROLLER CONNECTED TO NEAREST HOSE-BIB
- DO NOT PLANT OR IRRIGATE WITHIN OAK CANOPY DRIPLINES (SEE PLAN)

*Arborist shall supervise work in Tree Protected Zones (TPZ)

(E) SHED — REMOVE EXISTING ALUMINUM STORAGE SHED

DEMO METHOD: -USE HAND TOOLS ONLY. NO HEAVY EQUIPMENT

RESTORATION: - SEE PLAN. TWO 1 GAL NATIVE TREES SHALL BE PLANTED FROM THE RESTORATION PLANT PALETTE (THIS SHEET). PLANTING SHALL BE PER MITIGATION TREE PLANTING AND CARE RECOMMENDATIONS ON SHEET T-3

- HAND WATER OR IRRIGATE VIA POINT TO POINT DRIP FROM AUTOMATIC TEMPORARY IRRIGATION CONTROLLER CONNECTED TO NEAREST HOSE-BIB
- DO NOT PLANT OR IRRIGATE WITHIN OAK CANOPY DRIPLINES (SEE PLAN)

*Arborist shall supervise work in Tree Protected Zones (TPZ)

(E) NON-NATIVE TREES ENCROACHING ON STRUCTURE

X — REMOVE EXISTING OLIVE AND AMERICAN ELM

DEMO METHOD: USE HAND TOOLS TO EXTENT POSSIBLE

RESTORATION: -REPLANT WITH NON-TREE SELECTIONS FROM THE RESTORATION PLANT PALETTE (BELOW) PER THE GUIDELINES "REVEGETATION FOR DISTURBED AREAS"

- HAND WATER OR IRRIGATE VIA POINT TO POINT DRIP FROM AUTOMATIC TEMPORARY IRRIGATION CONTROLLER CONNECTED TO NEAREST HOSE-BIB (SEE SHEET L-2 FOR DETAILS)

MITIGATION NATIVE TREE PLANTING LOCATION.
1 GAL NATIVE TREE SHALL BE PLANTED FROM THE RESTORATION PLANT PALETTE (THIS SHEET). PLANTING SHALL BE PER MITIGATION TREE PLANTING AND CARE RECOMMENDATIONS ON SHEET T-3
-DO NOT PLANT OR IRRIGATE WITHIN OAK CANOPY DRIPLINES (SEE PLAN)

RESTORATION NATIVES PLANT PALETTE

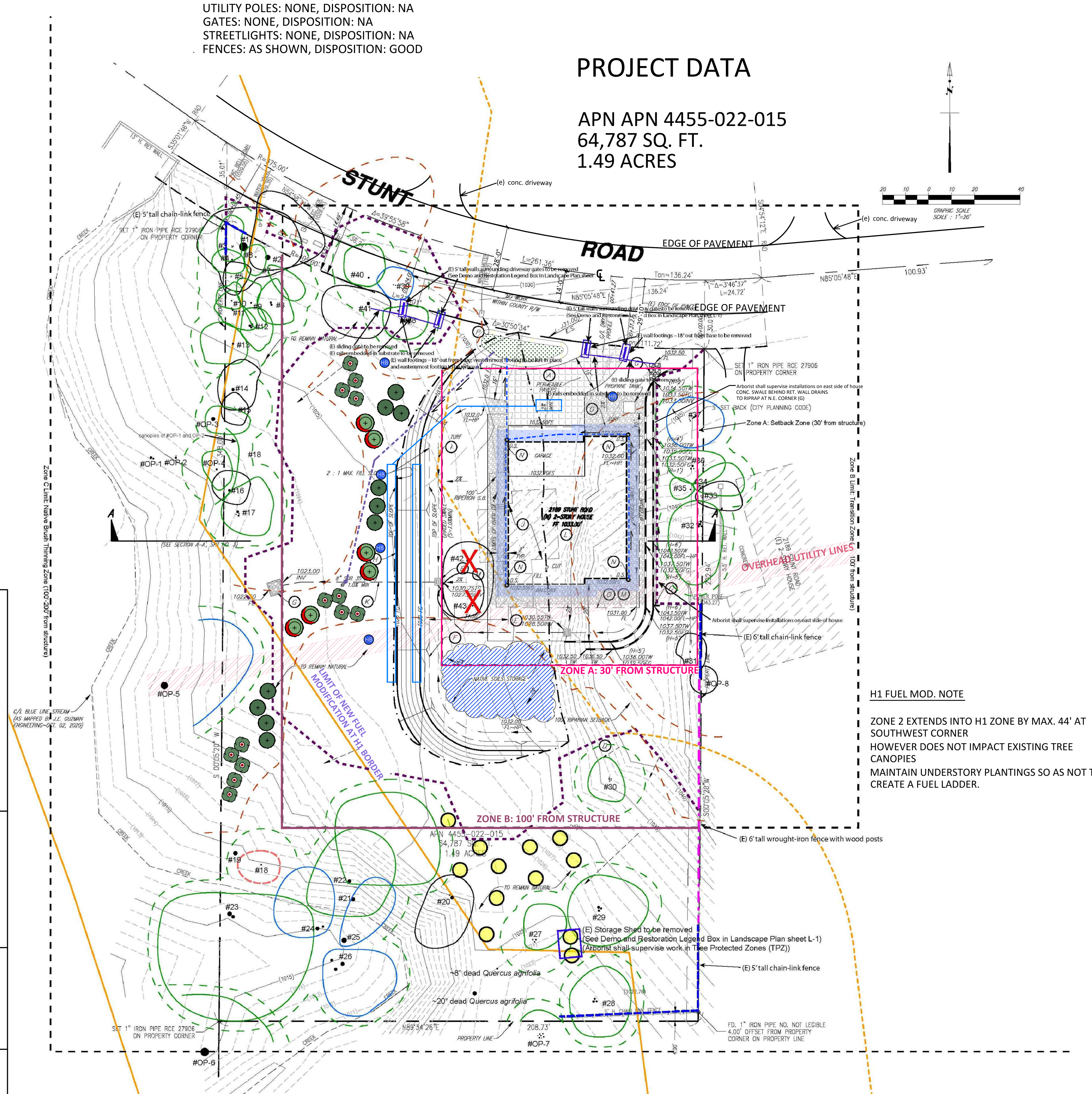
- -CEANOTHUS MEGACARPUS
- -ELYMUS CONDENSATUS
- -HESPEROYUCCA WHIPPLEI
- -HETEROMELES ARBUTIFOLIA (TREE)
- -JUGLANS CALIFORNICA (TREE) zone B and beyond
- -PRUNUS ILICIFOLIA (TREE) zone B and beyond
- -HETEROMELES ARBUTIFOLIA (TREE) zone B and beyond
- -MALOSMA LAURINA
- -QUERCUS AGRIFOLIA (TREE) (NOT TO BE USED WITHIN 150' OF LEACH FIELDS) zone B and beyond
- -PLANTAGO ERECTA
- -RUBUS URSINUS
- -SALVIA MELIFERA
- -BACCHARIS PILULARIS
- -SAMBUCUS NIGRA SSP. CAERULEA
- -SALVIA SPATHACEA
- -ACMISPON GLABER
- -ACMISPON STRIGOSUS
- -LUPINUS SUCCULENTUS
- -ASCLEPIAS FASCICULARUS
- -ASCLEPIAS ERIOCARPA

EXISTING ROAD IMPROVEMENTS

CONC. CURBS: NONE, DISPOSITION: NA
CURB RAMPS: NONE, DISPOSITION: NA
SIDEWALKS: NONE, DISPOSITION: NA
DRIVEWAYS: AS SHOWN, DISPOSITION: GOOD
UTILITY POLES: NONE, DISPOSITION: NA
GATES: NONE, DISPOSITION: NA
STREETLIGHTS: NONE, DISPOSITION: NA
FENCES: AS SHOWN, DISPOSITION: GOOD

PROJECT DATA

APN APN 4455-022-015
64,787 SQ. FT.
1.49 ACRES



H1 FUEL MOD. NOTE

ZONE 2 EXTENDS INTO H1 ZONE BY MAX. 44' AT SOUTHWEST CORNER
HOWEVER DOES NOT IMPACT EXISTING TREE CANOPIES
MAINTAIN UNDERSTORY PLANTINGS SO AS NOT TO CREATE A FUEL LADDER.

NATIVE PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL	6	L
	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	1 GAL	10	L
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	1 GAL	13	L

BIOFILTRATION SOD

REFERENCE SYMBOL	PLANT NAME	CONTAINER SIZE	QUANTITY	WUCOLS	NATIVE
	BIOFILTRATION SOD MIX:	SOD	350 S.F.		
	Purple needlegrass – Nasella pulchra			L	Y
	Molate fescue – Festuca rubra			L	Y
	California barley – Hordeum californicum			L	Y
	Meadow barley – Hordeum brachyantherum			L	Y

PRODUCERS & INSTALLERS OF PREMIUM PEAT GROWN SOD

California Native Sod

Biofiltration Sod™

Purple Needlegrass – Nassella Pulchra
California Barley – *Hordeum Californicum*
Meadow Barley – *Hordeum Brachyantherum*
Molate Fescue – *Festuca Rubra*

A combination of dryland and wetland species that can tolerate drought conditions and limited amounts of standing water. Also provides excellent stabilization and erosion control.

- A combination of coarse & fine bladed grasses that provide excellent erosion control
- Most commonly used in non-maintained & non-irrigated settings
- Withstands extreme in full sun conditions
- Will trap sediment & recharge ground water

P.O. Box 307 · Stockton, California 95201 · (800) 637-8873 · www.deltabluegrass.com

Updated 11/06/2017

REVEGETATION PROGRAM FOR DISTURBED AREAS IMPLEMENT AS REQUIRED:

1. REMOVE ALL DEAD AND/ OR DYING SHRUBS AND GROUNDCOVER IN DISTURBED AREAS AND REPLANT LIKE FROM RESTORATION PLANT PALETTE WHERE THERE ARE GAPS LEFT BY REMOVAL MEASURING 3' OR GREATER. SPACING SHALL BE TRIANGULARLY SPACED AT 5' ON CENTER

2. THINNING OF EXISTING VEGETATION IS PERMITTED WITHIN ZONES 'B' AND 'C' AND SHALL INCLUDE:
A. REMOVAL OF NON-NATIVE VEGETATION
B. REMOVAL OF DEAD OR DYING VEGATION
C. REMOVAL OF OVERCROWDED VEGETATION

3. ALL NEWLY INSTALLED NATIVE RE-VEGETATION PLANTS SHALL BE IRRIGATED WITH INDIVIDUAL RAINBIRD XBT-10 DRIP EMITTERS (1.0 GPH) EMITTERS -OR LIKE- TO BE ATTACHED TO 9" POLY FLEX RISERS. SUPPLY LINE TO BE $\frac{3}{4}$" SCHED. 40 BROWN LINE PVC PIPE. PIPE SHALL BE INSTALLED ABOVE GROUND AND BE REMOVED APPROXIMATELY 5 YEARS AFTER TIME OF PLANTING- AFTER PLANTS ARE ESTABLISHED

4. TEMPORARY IRRIGATION SCHEDULE FOR NATIVES

FIRST 3-6 MONTHS.
FILL WATER WELLS FOR FIRST 3-4 DAYS. THEN, DEPENDING ON SOIL TYPE, WATER ONCE A MONTH BETWEEN THE MONTHS OF MARCH THROUGH OCTOBER AND AS NECESSARY BETWEEN NOVEMBER THROUGH FEBRUARY. DO NOT OVER-WATER AND DO NOT WATER IN THE HEAT OF DAY DURING HEAT WAVES

6-18 MONTHS
DEEP SOAK PLANTS ONCE A MONTH FROM MARCH THROUGH OCTOBER. DO NOT WATER IN THE HEAT OF THE DAY OR DURING HEAT WAVES

AFTER 18 MONTHS:
PLANTS SHOULD BE ESTABLISHED. ONLY WATER WHEN NECESSARY. REMOVE TEMPORARY IRRIGATION LINES AND EMITTERS.

REGULARLY USE FUEL MODIFICATION THINNINGS AND PRUNINGS OF NATIVE VEGETATION OF ZONES B AND C, CHOPPED AS MULCH, FOR ANY ENCROACHMENT AREAS RESTORED TO NATIVE VEGETATION AND NATIVE VEGETATION AREAS OF THE LANDSCAPE.

PROHIBITIONS:
- USE OF RODENTICIDES FOR RODENT CONTROL IS PROHIBITED. INSTEAD USE METHODS THAT ARE NOT PERVASIVE TO CONTROL RODENTS, SUCH AS TRAPPING AND FUMIGATION.
- USE OF CHEMICALS SUCH AS HERBICIDES AND PESTICIDES IS PROHIBITED IN NATIVE PLANT AREAS.
- GRADING PLANS SHOULD SHOW TREE PROTECTED ZONES AND TREE PROTECTION FENCES. NOTES NEED TO INDICATE THAT WORK INSIDE THE TREE PROTECTION FENCES NEEDS TO BE SUPERVISED BY THE ARBORIST-OF-RECORD AND EXECUTED WITH HAND TOOLS WITHIN TREE PROTECTION ZONES.

FUEL MODIFICATION PLAN NOTES

Zone A - Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current *Fuel Modification Plant List,* available from the Fuel Modification Unit.
- Trees are generally **not recommended,** except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B - Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C - Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Richard Lusk
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800.808.7510
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C-27 LICENSED LANDSCAPE CONTRACTOR
Ryan Paul Rush
Lic# 950714
Exp. 08-31-2022
RichardLusk Landscape & Design Inc.
STATE OF CALIFORNIA

LANDSCAPE FOR NEW RESIDENCE

PROJECT TITLE

ENAYATI RESIDENCE
2189 STUNT RD.
CALABASAS, CA
91302

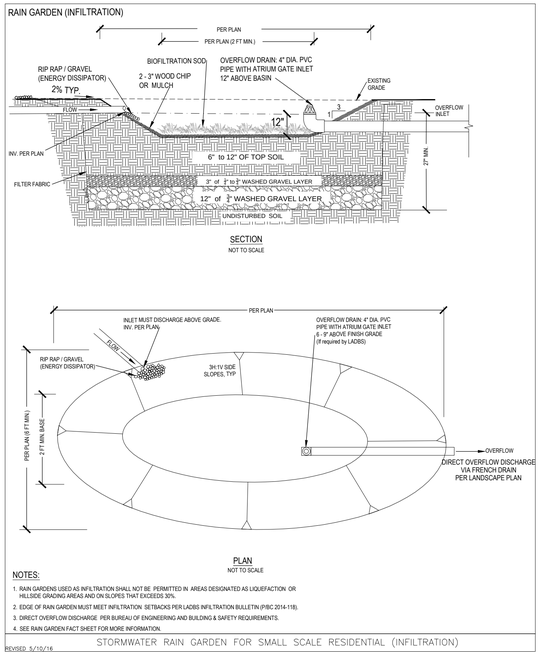
NO.	DATE	DESCRIPTION
1	08-03-2020	REGIONAL PLANNING COMMENTS
2	09-09-2020	DPW COMMENTS
3	11-05-2020	DRP BIOLOGIST COMMENTS
4	11-28-2020	DRP BIOLOGIST COMMENTS

SHEET TITLE

LANDSCAPE PLAN L-1

DATE 11.28.2020

SHEET INDEX



RAIN GARDEN
SCALE: NTS

IMPERMEABLE SURFACE RUNOFF CALCULATION

EXPOSED ROOFTOP 3,590 SQ. FT.

REQUIRED CAPTURE FOR 0.75" PER 1" OF RAINFALL CALCULATION:

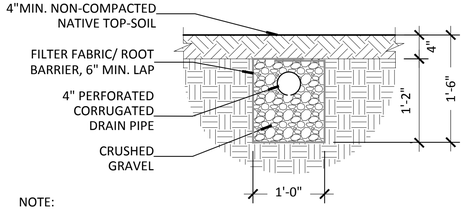
COLLECTIBLE AREA x 0.62 GAL PER SQ. FT. x 0.75 COLLECTED
PER INCH OF RAIN x INCHES PER RAIN EVENT
0.75 x 0.62 = 0.465 gal /per sf surface area for 0.75-in. rainfall)

3,590 sf (0.465 gal per sf)= 1,670 GALLONS

RAIN GARDEN SIZING:

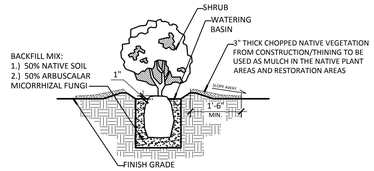
1,670 gal (0.133681 cf per USgal) = 223 cf capture needed

RAIN GARDEN REQUIRED: 223 c.f.
RAIN GARDEN PROVIDED: 263 c.f. (263 s.f. X 1' retention depth)



NOTE:
USE FRENCH DRAIN METHOD FOR ALL LATERALS RECEIVING CONTRIBUTORY RUNOFF FROM NON-PERVIOUS SURFACES

FRENCH DRAIN
SCALE: NTS



PLANTING DETAIL
SCALE: NTS

RESTORATION PERFORMANCE GOALS AT END OF 5 YEARS

- FOR THE FINAL 2 YEARS OF MEETING PERFORMANCE, THERE SHALL BE NO IRRIGATION; ONLY NATURAL RAINFALL SHALL WATER THE PLANTS.
- PERFORMANCE IS ACHIEVED WHEN WEEDING IS THE ONLY MAINTENANCE IN THE FINAL 2 YEARS.
- ZONE B, 100-FT. FROM STRUCTURE WALLS:
  - ABSOLUTE COVER OF THE OVERSTORY IN ZONE B RESTORATION SHALL BE 50% OF NATIVE TREES AND NATIVE SHRUBS OF THE SMM--0% COVER OF NON-NATIVES SHALL BE PRESENT IN THE OVERSTORY.
  - ABSOLUTE COVER IN THE UNDERSTORY OF ZONE B RESTORATION SHALL BE AT LEAST 50% NATIVE PLANTS OF THE SMM WITH LESS THAN 5% NON-NATIVES PREVIOUS TO SPRING WEEDING.
- ZONE C, BETWEEN 100-FT. AND 200-FT. FROM STRUCTURE WALLS:
  - ABSOLUTE COVER OF THE OVERSTORY IN ZONE C RESTORATION SHALL BE 50% OF NATIVE TREES AND NATIVE SHRUBS OF THE SMM--0% COVER OF NON-NATIVES SHALL BE PRESENT IN THE OVERSTORY.
  - ABSOLUTE COVER IN THE UNDERSTORY OF ZONE C RESTORATION SHALL BE AT LEAST 60% NATIVE PLANTS OF THE SMM WITH LESS THAN 5% NON-NATIVES PREVIOUS TO SPRING WEEDING.

- ANNUAL REPORTS SHALL GO TO THE APPLICANT AND THE DRP, WITH A FINAL REPORT WHEN PERFORMANCE GOALS ARE MET. INCLUDE THE FOLLOWING CONTENT:
  1. NAME AND ADDRESS, CONTACT INFORMATION FOR THE APPLICANT
  2. NAME AND ADDRESS, CONTACT INFORMATION FOR BIOLOGIST OR LANDSCAPE DESIGNER OR PERSON DOING THE ANNUAL REPORT
  3. PROJECT NUMBER, PERMIT NUMBER: R2017-005366, RPPL 2017005489
  4. TYPE OF REPORT: ANNUAL REPORT ON RESTORATION OF OAK WOODLAND AND RIPARIAN HABITAT FOR APN 4455-022-015
  5. DATE OF REPORT AND YEAR OF MITIGATION MONITORING (1ST, 2ND, 3RD, ETC.)

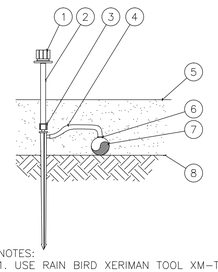
  ZONE B:
  - LIST OF PLANT SPECIES AND % ABSOLUTE COVER PER SPECIES FOR OVERSTORY
  - LIST OF PLANT SPECIES AND % ABSOLUTE COVER PER SPECIES FOR UNDERSTORY
  - ASSESSED BY AVERAGING 3 RANDOMLY PLACED, CONTINUOUS MEASURE TRANSECTS, ABOUT 20M LENGTH, SPRING DATA AND FALL DATA. TRANSECTS ARE DONE PREVIOUS TO WEEDING.
  - RAW DATA FOR TRANSECTS, INCLUDING PLOT ON LANDSCAPE PLAN FOR THE RESTORATION AREA SHOWING LOCATION OF TRANSECTS AND SHRUBS AND TREES ENCOUNTERED ON TRANSECTS
  - PHOTO FROM END OF EACH TRANSECT ALONG THE LENGTH OF TRANSECT; SPECIFY END FOR PHOTO

  ZONE C:
  - LIST OF PLANT SPECIES AND % ABSOLUTE COVER PER SPECIES FOR OVERSTORY
  - LIST OF PLANT SPECIES AND % ABSOLUTE COVER PER SPECIES FOR UNDERSTORY
  - ASSESSED BY AVERAGING 3 RANDOMLY PLACED, CONTINUOUS MEASURE TRANSECTS, ABOUT 20M LENGTH, SPRING DATA AND FALL DATA. TRANSECTS ARE DONE PREVIOUS TO WEEDING.
  - RAW DATA FOR TRANSECTS, INCLUDING PLOT ON LANDSCAPE PLAN FOR RESTORATION AREA SHOWING LOCATION OF TRANSECTS AND SHRUBS AND TREES ENCOUNTERED ON TRANSECTS
  - PHOTO FROM END OF EACH TRANSECT ALONG THE LENGTH OF TRANSECT; SPECIFY END FOR PHOTO
  6. DESCRIBE ACTIVITIES FOR THE RESTORATION FOR THE YEAR.
  7. CONCLUSION: DESCRIBE APPROACH TO PERFORMANCE GOALS

REVEGETATION TEMPORARY IRRIGATION DETAILS

* ALTERNATIVE TO HAND WATERING FOR ESTABLISHING RESTORATION AND MITIGATION NATIVES FOR UP TO 2 YEARS. DISCONTINUE WATERING UPON ESTABLISHMENT

TEMPORARY IRRIGATION- HOSE BIB DRIP KIT
SCALE: NTS



1. UBX SERIES BUBBLER RAIN BIRD XERI–BUBBLER
2. 12" POLYFLEX RISER: RAIN BIRD PFR–12
3. THREADED RISER STAKE: RAIN BIRD RS–025T
4. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
5. TOP OF MULCH
6. ¼" BARB TRANSFER CONNECTOR: RAIN BIRD XBF1CONN
7. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT–700 XERI–TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
8. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT TRANSFER TEE DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI–BUBBLER 1032 AVAILABLE IN THE FOLLOWING MODELS:
   SXB–180–1032 – HALF CIRCLE – 5 STREAMS – 13 GPH MAX
   SBX–360–1032 – FULL CIRCLE – 8 STREAMS – 13 GPH MAX
   UXB–360–1032 – FULL CIRCLE – UMBRELLA – 35 GPH MAX

RAIN-BIRD XERI-BUBBLER ON POLYFLEX RISER & STAKE INTO ½" INCH POLY TUBING W/ ¼" TRANSFER CONNECTOR AND TUBING

TEMPORARY IRRIGATION- POINT SOURCE WATERING
SCALE: NTS

PROHIBITIONS:
- USE OF RODENTICIDES FOR RODENT CONTROL IS PROHIBITED. INSTEAD USE METHODS THAT ARE NOT PERVASIVE TO CONTROL RODENTS, SUCH AS TRAPPING AND FUMIGATION.
- USE OF CHEMICALS SUCH AS HERBICIDES AND PESTICIDES IS PROHIBITED IN NATIVE PLANT AREAS.
- GRADING PLANS SHOULD SHOW TREE PROTECTED ZONES AND TREE PROTECTION FENCES. NOTES NEED TO INDICATE THAT WORK INSIDE THE TREE PROTECTION FENCES NEEDS TO BE SUPERVISED BY THE ARBORIST-OF-RECORD AND EXECUTED WITH HAND TOOLS WITHIN TREE PROTECTION ZONES.

GENERAL PLANTING NOTES FOR RE-VEGETATION AREAS

I . The use of insecticides, herbicides, anti-coagulant rodenticide or any toxic chemical substance which has the potential to significantly degrade biological resources In the Santa Monica Mountains 1S strictly prohibited. For rodent control use trappings, fumigation, and/or other non-pervasive methods.
2. Proposed revegetation plants were selected from the site's biology reports.
All plantings must conform to the American Standard for Nursery Stock (ANZI ZGO. 1-20/4).
4. Native plant material thinned from Zone 'C shall be chopped up and used as mulch In landscape areas and around native plants.
5. Remove all non-native plant species from all Fuel Modification Zones. All plant parts shall be collected, sealed in air tight sacks and taken to the landfill and disposed of.
6a. All planting areas within the re-vegetation area(s) shall be prepared by incorporating Arbuscalar Mycorrhizal (AM) Fungi Into the soil to a depth of 3" (Inches). After mixing AM Into the soil remove all debris measuring 2" (Inches) In diameter or larger. Level and smooth soil, do not compact soil. When planting backfill planting hole with a mixture of equal amounts of AM and native soil. After planting apply a minimum of 2" (Inch) layer of mulch consisting of debris thinned from native vegetation and well rotted organic matter around the base of each plant at a distance of 1.5' (feet) radius from the plant.
6b. When planting container plants, ensure soil slopes away from the trunk for a distance of approximately 3' (three feet).
6c. Zone 'C 'Thinning Area': This zone may consist of modified (thinned & limbed) existing native plants, adequately spaced from newly Installed native shrubs and trees, or both. Thinning of existing native plants shall comply with the Fire Department's Zone C Native Brush Thinning Guidelines including the removal of the lower 1/3 of large shrub canopies and the removal of all dead wood branches. Remove all branches growing within 6' (feet) of the ground. Thin out shrub canopies, but do not cut off trunks. Multi-trunked species may have some trunks cut off.
7. The initial plant establishment period shall be a minimum of 90 days, which begins upon planting completion.
8. All newly Installed native plants shall be either hand-watered or watered with a temporary drip emitter system.
Note: Zone 'C thinned area shall not be Irrigated.

REVEGETATION RECOMMENDED WATERING AND MONITORING GUIDE:

The first 3 - 6 months
Fill water wells once a week. Afterwards water once a month between the months of March through October and as necessary between November through February. Do not over water and do not water in the heat of the day or during heat waves.

Between 6 - 18 months
Deep soak plants once a month from March through October. Do not water In the heat of the day or during heat waves.

After 18 months plants should be established as evidenced by top-growth. Only water as necessary. Remove temporary drip irrigation lines and emitters.

9. Plant Establishment and Weeding:

Weeding for 1-5 Years:
Selectively weed and remove all non-native plants and parts (including roots) from the revegetation zone. Weed twice a year, once In the spring before weed seed-set, and once In the early fall, before beginning of the rainy season.

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STATE OF CALIFORNIA

LANDSCAPE NOTES AND DETAILS

PROJECT TITLE

ENAYATI RESIDENCE
2189 STUNT RD.
CALABASAS, CA
91302

NO.	DESCRIPTION	DATE

SHEET TITLE

LANDSCAPE PLAN
L-2

DATE 11.28.2020

Legend:

- E.G. .... EXISTING GRADE
- F.L. .... FLOW LINE
- F.S. .... FINISHED SURFACE
- F.W. .... FINISHED WALK
- T.C. .... TOP OF CURB
- T.W. .... TOP OF WALL
- H.P. .... HIGH POINT
- T.G. .... TOP OF GRATE
- TYP. .... TYPICAL
- C.F. .... CURB FACE
- GD.~BK. .... GRADE BREAK
- GND. .... GROUND
- INV. .... INVERT ELEVATION
- F.F. .... FINISH FLOOR
- CONST. .... CONSTRUCT
- A.C. .... ASPHALT PAVEMENT
- O.C. .... ON CENTER
- D.S. .... DOWNSPOUT( )
- DIRECT ROOF DRAINAGE TO LAWN AREAS
- LIMITS OF OVER EXCAVATION AS DEFINED IN SOILS REPORT

- (98.00) T.C. — EXISTING SPOT ELEVATION
- (97.50) F.L. — DESCRIPTION OF ELEVATION
- 98.00 — TOP OF CURB ELEVATION
- 97.50 — FLOW LINE ELEVATION
- 98.00 — SPOT ELEVATION
- T.C. — DESCRIPTION OF ELEVATION / FINISH SURFACE OR FLOW LINE ELEVATION
- (98.00) — EXISTING SPOT ELEVATION
- T.C. — DESCRIPTION OF ELEVATION
- (92.35) — EXISTING SPOT ELEVATION
- 1.0% — PROPOSED GRADIENT AND DIRECTION OF FLOW
- (1.0%) — EXISTING GRADIENT AND DIRECTION OF FLOW
- X/X — DETAIL NO. / PAGE NO.
- PROPOSED SLOPE
- 1150 — PROPOSED CONTOUR
- 1150 — EXISTING CONTOUR
- CUT/FILL DAYLIGHT
- TH-11 — CUT/FILL DAYLIGHT

- Protected tree canopy
- Protected native plant canopy
- Protected southern California black walnut canopy
- Non-protected tree canopy
- Tree protection fencing
- Outline of tree protection zone (5' beyond dripline or 15' from trunk, whichever is greater)
- Existing accessory structures or walls

GENERAL NOTES:

1. SURVEY SHOWN WAS USED AS A BASIS OF THIS PLAN. CONTRACTOR SHOULD VERIFY ALL ELEVATIONS PROPOSED & EXISTING PRIOR TO CONSTRUCTION & NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
2. DIRECT ALL ROOF DRAINAGE VIA GRAVITY FLOW & OUTLET THRU AN APPROVED DEVICE TO AN APPROVED LOCATION. DIVERT ROOF RUN-OFF TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.
3. RETAINING WALLS, IF ANY, CONSTRUCTED UNDER SEPARATE PERMIT.
4. RECOMMENDATIONS OF THE PROJECT SOILS ENGINEER & GEOLOGIST SHALL BE MADE A PART OF THESE PLANS.
5. ALL RECOMMENDATIONS OF THE PROJECT SOILS REPORT DATED JANUARY 20, 2014, BY RYBAK GEOTECHNICAL, INC AND SUPPLEMENTALS SHALL BE MADE A PART OF THESE PLANS.
6. DIRECT ALL DRAINAGE AWAY FROM STRUCTURE @ 5% MIN. FOR THE FIRST 10'. (ALL ROOF DRAINAGE SHALL BE DIRECTED TO LAWN AREAS, LANDSCAPED AREAS)
7. PLANTING & LANDSCAPING BY OTHERS.
8. CONTRACTOR SHALL TO THE BEST OF THEIR ABILITIES SHALL INCLUDE THE MINIMUM REQUIREMENTS FOR CONSTRUCTION PROJECTS BY IMPLIMENTING THE BEST MANAGEMENT PRACTICES AS DETAILED IN THE BMP HANDBOOK AND ADOPTED BY THE COUNTY OF LOS ANGELES SEE ATTACHMENT "A" NOTES ON SHT. 1
9. CONTRACTOR SHALL PROVIDE A COPY OF PERMIT FROM CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR EXCAVATIONS OR TRENCHED OVER 5 FEET VERTICAL CUTS OR WORK THAT MAY JEOPARDIZE WORKERS.
10. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT CUTS.
11. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HT. OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
12. CONTRACTOR SHALL MAKE 30 DAY NOTIFICATION TO ADJACENT PROPERTY OWNERS IF EXCAVATIONS COMPROMISE LATERAL SUPPORT OF ADJOINING PROPERTIES.
13. SEE ARCHITECTURAL PLANS FOR DEMOLITION OF STRUCTURES, FENCES, WALLS, ETC.
14. SEE LANDSCAPE ARCHITECTS PLANS FOR (2) TREE LOCATIONS

SOILS ENGINEERS RECOMMEDATIONS:

(CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL RECOMMENDATIONS IS SGI REPORT # 1502130 DATED 6-6-2015)

1. RECOMMENDATIONS CONTAINED WITHIN THE PROJECT SOILS REPORT AND ANY AMENDMENTS BY SOUTHWEST GEOTECHNICAL, INC ARE CONSIDERED A PART OF THESE PLANS.
2. SLOT CUTS, IF NECESSARY, SHALL REQUIRE CONTINUOS OBSERVATION BY A REPRESENTATIVE OF SGI.
3. ALL FOOTING EXCAVATIONS SHOULD BE OBSERVED BY THE PROJECT SOILS ENGINEER OR HIS REPRESENTAITVE PRIOR TO PLACING FOPMS, REENFORCING STEEL OR CONCRETE.
4. PLANS SHOULD BE REVIEWED AND MANUALLY WET-SIGNED BY THE SOILS ENGINEER.
5. ALL FOUNDATIONS SHALL BE PLACED A MINIMUM OF 12 INCHES DEEP INTO AND BELOW THE LOWEST ADJACENT GRADE OF THE RECOMMENDED BEARING MATERIAL.
6. UN-SURCHARGED, TEMPORARY CUTS OF UP TO 5 VERTICAL FEET MAY BE IN COHESIVE NATURAL SOILS, THAT PORTION OF CUTS THAT MAY NEED TO BE HIGHER THAN 5 FEET SHOULD BE TRIMMED BACK TO A 1:1 (H:V) GRADIENT, OR PROPERLY SHORED. COHESIONLESS NATURAL SOILS SHOULD BE SLOPED AT A 1:1 GRADIENT.
7. BASED ON LABORATORY CONSOLIDATION TESTS, REMOVAL OF UNSUITABLE SOILS SHOULD BE CONDUCTED TO A MINIMUM OF 10 FEET BELOW NATIVE SOIL GRADE, AND EXCAVATIONS MAY NEED TO BE DEEPER LOCALLY DUE TO THE PRESENCE OF THE UNDERLYING VARIABLY THICK UNDOCUMENTED FILLS. LATERALLY, REMOVALS SHOULD EXTEND A MINIMUM DISTANCE OF 5 FEET OUTSIDE THE STRUCTURE FOOTINGS IN ALL DIRECTIONS, OR TO A DISTANCE EQUAL TO THE VERTICAL DEPTH OF FILL, WHICHEVER IS GREATER.
8. THE TOE OF THE NORTH FACING SLOPE TO THE CONTOUR ELEVATION OF 1350+ SHALL BE PROTECTED BY COVERING THE PORTION OF THE SLOPE WITHIN THE FEMA DEFINED FLOOD ZONE WITH CONCRETE, GUNITE, A GABION, OR RIP RAP TYPE COVERING TO PREVENT EROSION OF THE SLOPE, DESIGNED BY OTHERS.

CONSTRUCTION NOTES:

- (A) CONSTRUCT PERMEABLE DRIVEWAY PER DETAIL "A" SHEET NO. 3 (FINAL DRWY DESIGN PER ARCHITECTURAL PLANS BY OTHERS)
- (B) CONSTRUCT AREA DRAINS PER DETAIL "B" SHEET NO. 3 (SEE FINAL LANDSCAPE PLANS FOR USE AND LOCATION OF THESE AREA DRAINS)
- (C) CONSTRUCT TOP OF WALL SWALE PER DETAIL "C" SHEET NO. 3
- (D) CONSTRUCT SPLASH WALL PER DETAIL "D" SHEET NO. 3
- (E) CONSTRUCT 12"x12" BROOKS CATCH BASIN PER DETAIL "E" SHEET NO.3 INSTALL KRISTAR FLOGARD PLUS FGP-12F8 (SHALLOW DEPTH) FILTER INSERT.
- (F) CONSTRUCT TOP OF SLOPE BERM PER DETAIL "F", SHEET NO. 3.
- (G) CONSTRUCT ROCK RIP RAP PAD PER DETAIL "G", SHEET NO. 3.
- (H) CONSTRUCT SLOPE BENCHING PER DETAIL "H", SHEET NO. 3.
- (I) CONSTRUCT GRADED SWALE PER DETAIL "I", SHEET NO. 3.
- (J) EXISTING STRUCTURE TO BE REMOVED UNDER SEPARATE PERMIT
- (K) CONSTRUCT SDR 35 (PVC) PIPE WHERE SHOWN ON PLAN (PIPE SIZE PER PLAN)
- (L) CONSTRUCT SLAB ON FOUNDATION PER STRUCTURAL PLANS BY OTHERS
- (M) INSTALL (2) 15 GAL. PLANTS LOCATION PER OWNERS RECOMMENDATIONS~SEE PLAN (ABRONIA MARITIMA) 10' MAX. DISTANCE FROM IMPERVIOUS SURFACE
- (N) INSTALL (1) 50 GAL. RAIN BARRELS PER "HEY TANK" (IVY~GREEN), SEE https://heytanksla.com/ (OUTLET TO LANDSCAPING AREAS) DOWNSPOUTS (D.S.) PER ARCHITECTURAL PLANS. SHOWN FOR REFERENCE HEREON. TIE ALL DOWNSPOUTS TO PROPOSED DRAIN SYSTEM HEREON.(4" PVC) LATERALS.
- (O) LIMITS OF OVER EXCAVATION PER SOILS ENGINEERS RECOMMENDATIONS IN REPORT CYG-14-7336, PG. 14-15 (SEE DETAIL "O", SHT. NO. 3.)
- (P) EXISTING WATER METER TO REMAIN

LOW IMPACT DEVELOPMENT NOTE:

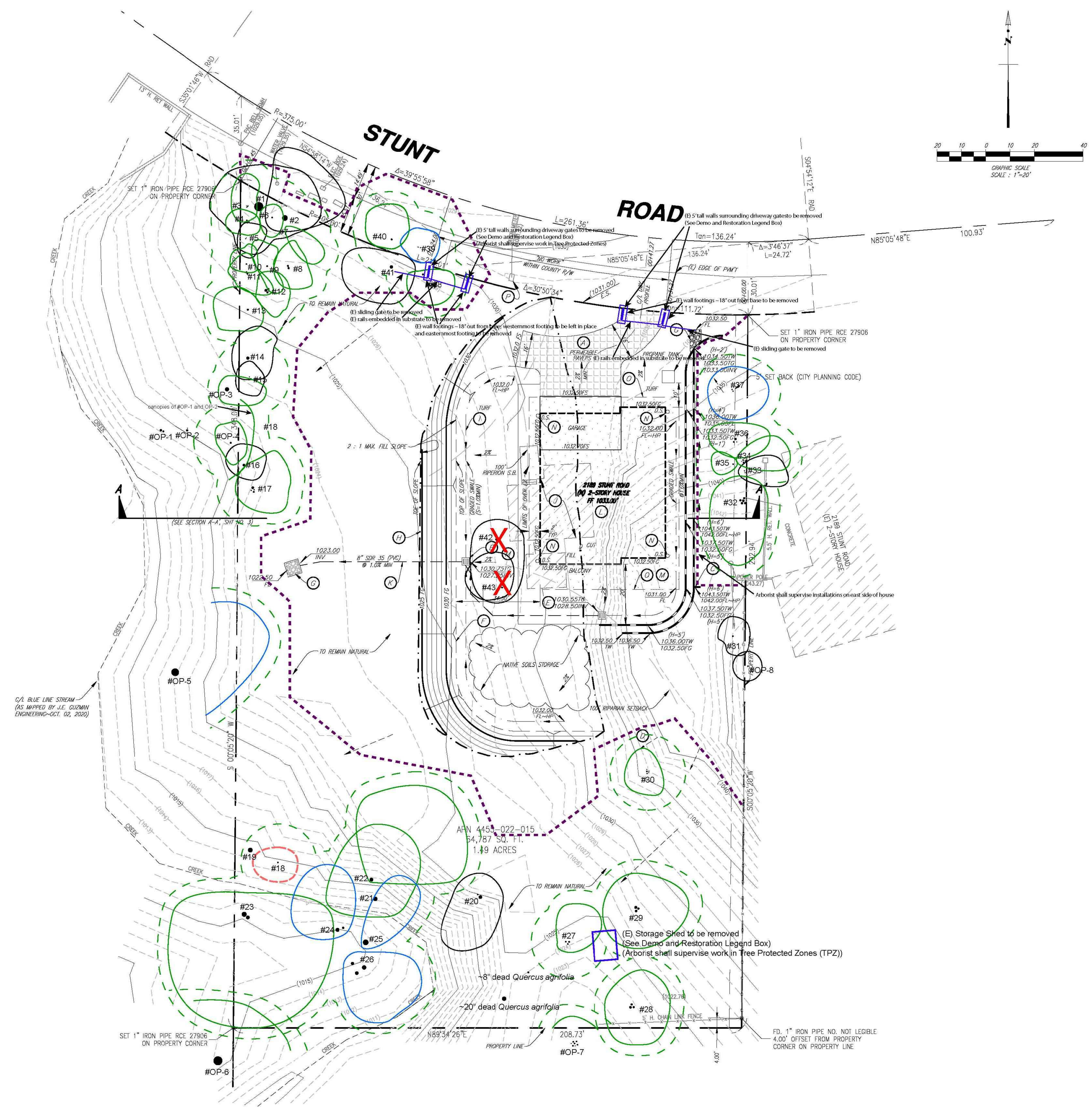
1. (2) 15 GALLON TREES ~ TYPE AND SPECIES TO BE DETERMINED BY OWNER
2. CONTROLLER TO BE WEATHERMATIC SL-600 FOR TREE WATERING
3. TOTAL PERVIOUS AREA = 1,100 S.F. OR 56% OF DEVELOPED AREA 5% OF TOTAL LANDSCAPING IS TURF AREA / 35% IS DROUGHT TOLERANT PLANT TYPE ON LOWER SLOPE
4. WHERE POSSIBLE, DIRECT ROOF DRAINAGE TO LANDSCAPED AREAS DOWNSPOUTS (D.S.) PER ARCHITECTURAL PLANS. SHOWN FOR REFERENCE HEREON. TIE ALL DOWNSPOUTS TO PROPOSED DRAIN SYSTEM HEREON.(4" PVC) LATERALS.

LANDSCAPING NOTE:

TOTAL DEVELOPED AREA = 20,429 S.F. INCLUDING ALL IMPERVIOUS AND PERVIOUS AREAS
TOTAL IMPERVIOUS AREA = 3,500 S.F. OR 17% OF DEVELOPED AREA
TOTAL PERVIOUS AREA = 16,928 S.F. OR 83% OF DEVELOPED AREA
5% OF TOTAL LANDSCAPING IS TURF AREA / 35% IS DROUGHT TOLERANT PLANT TYPE ON LOWER SLOPE

RETAINING WALL NOTE:

MOST RETAINING WALLS ON SITE ARE LESS THAN 6 FEET IN RETAINED HEIGHT.
FOR WALLS THAT ARE IN EXCESS OF 6 FEET OF RETAINED EARTH, MATERIAL SHOULD BE REMOVED TO LESS THAN 6 FEET.



DIGALERT
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Underground Service Alert of Southern California

#	REVISIONS	DATE

Prepared By:
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OCT. 12, 2020
Phillip M. Berger R.C.E.# 13128 Exp 3-21-2021

REGISTERED PROFESSIONAL ENGINEER PHILLIP M BERGER No. 13128 Exp. 3-31-2021 CIVIL STATE OF CALIFORNIA

G.R. 19110200XX A.P.N. 4455-022-015

GRADING AND DRAINAGE PLAN

MR. ALBERT ENAYATI
2189 STUNT ROAD
CALABASAS, CA. 91302

DRAWN BY:	CHECKED BY	DRAWING NUMBER	REVISION LETTER
WCTCINC	WCTCINC	SHEET 2 OF 4	

DWG Name: Master Grading Plan.dwg
Path: D:\WCTConsultants\Projects\2189 Stunt Road\Grading plan\
Time: 3:07 pm
Date: 06/18/20

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C-27 LICENSED LANDSCAPE CONTRACTOR Ryan Paul Rush Lic# 950714 Exp. 08-31-2022 RichardLusk Landscape & Design Inc. STATE OF CALIFORNIA

TREE MAP & NTRPP

PROJECT TITLE

ENAYATI RESIDENCE
2189 STUNT RD. CALABASAS, CA 91302

NO.	DATE	DESCRIPTION

SHEET TITLE

TREE MAP & NTRPP
T-1

DATE 11.05.2020

TREE CHARACTERISTIC TABLE

Tree #	Species	DBH (in)*	Health	Comments	Protectbn Status	Dispositbn/ mitgatbn	Longitude, Lattude	Year 0 (write the year)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
On-property trees																		
1	*Eucalyptus camaldulensis*	43	Good	Scale on leaves	none - non-native of tree size	n/a - not protected	*34.101325, -118.658929*											
2	*Eucalyptus camaldulensis*	26	Good	Scale on leaves, past trunk failure	none - non-native of tree size	n/a - not protected	*34.101318, -118.658885*											
3	*Quercus agrifolia*	5.5, 5.5, 2	Good	Small amount of 2-horned gall wasp, good leaf color, full canopy	Protected oak	Retain, no impact – nearby chain-link fence was determined by planner as previously permitted	*34.101337, -118.658941*											
4	*Quercus agrifolia*	6.5, 6, 5	Good	Good wood expansion	Protected oak	Retain, no impact – nearby chain-link fence was determined by planner as previously permitted	*34.101319, -118.658943*											
5	*Quercus agrifolia*	4, 2.5	Fair	Crown whitefy on leaves	none - below protectbn size	n/a - not protected	*34.101267, -118.658945*											
6	*Quercus agrifolia*	6.5	Good	Small amount of 2-horned gall wasp, good leaf color	Protected oak	Retain, no impact – nearby chain-link fence was determined by planner as previously permitted	*34.101304, -118.658904*											
7	*Quercus agrifolia*	~5.5, 1.5	Good	(diameter visually estimated) surrounded by poison oak, trunk leaning east, good leaf color, vigorous new growth, a previously codominant trunk has failed **Specifc recommendatbns:** prune for end-weight reductbn	Protected oak	Retain, no impact	*34.101286, -118.658893*											
8	*Quercus agrifolia*	~10, 9	Fair/ poor	Top of 9" trunk has been destroyed by ~12" fallen eucalyptus branch, poison oak around tree, eucalyptus debris on tree	Protected oak	Retain, no impact	*34.101267, -118.658907*											
9	*Quercus agrifolia*	7	Fair/ poor	Poison oak, a ~6" branch has been destroyed by a fallen ~12" eucalyptus branch	Protected oak	Retain, no impact	*34.101263, -118.658930*											
10	*Quercus agrifolia*	6	Good/ fair	Large amount of eucalyptus debris by tree	Protected oak	Retain, no impact	*34.101263, -118.658950*											
11	*Quercus agrifolia*	8.5, 7.5	Fair	Southwest trunk lean, slightly thin canopy likely due to surrounding competton	Protected oak	Retain, no impact	*34.101248, -118.658951*											
12	*Quercus agrifolia*	12, 10.5, 8.5, 4.5	Fair	Failed eucalyptus branch leaning on a trunk, a 9.5" trunk with lots of included bark has failed, remaining trunks are codominant with included bark	Protected oak	Retain, no impact	*34.101230, -118.658922*											
13	*Quercus agrifolia*	8.5	Good	Some leaf-chewing damage, good leaf color, good/fair canopy density, trunk buried	Protected oak	Retain, no impact	*34.101220, -118.658952*											
14	*Eucalyptus camaldulensis*	14	Fair	Thin canopy, deadwood	none - non-native of tree size	n/a - not protected	*34.101179, -118.658954*											
15	*Quercus agrifolia*	4, 3.5, 3	Fair	Good leaf color, some leaf-chewing damage	none - below protectbn size	n/a - not protected	*34.101158, -118.658935*											
16	*Eucalyptus camaldulensis*	11.5	Good		none - non-native of tree size	n/a - not protected	*34.101085, -118.658954*											
17	*Quercus agrifolia*	11.5, 7.5, 5.5, 4.5	Good	Good leaf color, full canopy, some leaf-chewing damage, codominant trunks with included bark, trunk buried with soil, good wood expansion **Specifc recommendatbns:** root crown excavatbn	Protected oak	Retain, no impact	*34.101045, -118.658944*											
18	*Juglans californica*	6.5	Good	Deadwood in canopy	Protected native plant	Retain, no impact	*34.100626, -118.658902*											
19	*Quercus agrifolia*	21.5	Very poor	Tree has failed at the trunk at ~6' high, lots of internal decay	Protected oak	Retain, no impact	*34.100636, -118.658959*											
20	*Eucalyptus camaldulensis*	16, 6	Good		none - non-native of tree size	n/a - not protected	*34.100579, -118.658621*											
21	*Quercus agrifolia*	20	Good	Possible old fre damage, sapsucker damage, good leaf color, good callus growth, north trunk lean, possible decay at base on south side	Protected oak	Retain, no impact	*34.100581, -118.658755*											
22	*Quercus agrifolia*	17	Good	Canopy growing north and laying on ground, good leaf color	Protected oak	Retain, no impact	*34.100622, -118.658766*											
23	*Quercus agrifolia*	23, 17	Fair/ poor	Suspect old fre damage, codominant trunks with included bark, thin canopy, deadwood	Protected oak	Retain, no impact	*34.100499, -118.658946*											
24	*Platanus racemosa*	~18, 10	Fair	Poison oak, appears to be remnants of larger tree with multple large trunks, very wide root flare, suspect old fre damage, some canopy dieback, leaf anthracnose	Protected native plant	Retain, no impact	*34.100533, -118.658803*											
25	*Platanus racemosa*	~26	Fair	Poison oak, growing into canopy of coast live oak, trunk hollowed out by fre, deadwood, small amount canopy dieback, leaf anthracnose	Protected native plant	Retain, no impact	*34.100514, -118.658749*											
26	*Platanus racemosa*	~20, 16, 14	Fair	Poison oak, leaf anthracnose, sycamore scale, large 6" deadwood in canopy, some canopy dieback, appears to be remnants of larger tree	Protected native plant	Retain, no impact	*34.100464, -118.658758*											
27	*Quercus agrifolia*	7, 6, 5.5	Fair	Some canopy dieback	Protected oak	<10% root impacts from existng storage shed, impacts from removal of storage shed; monitoring needed	*34.100528, -118.658499*											
28	*Quercus agrifolia*	11, 9, 8.5	Fair/ poor	Epicormic shoots, lots of deadwood and canopy dieback, tree appears to be recovering from severe drought stress	Protected oak	<10% mpacts from removal of storage shed; monitoring needed	*34.100465, -118.658419*											
29	*Quercus agrifolia*	13, 11, 9	Good	Canopy growing on ground, minor leaf-chewing damage, codominant trunks with included bark	Protected oak	<10% root impacts from existng storage shed, impacts from removal of storage shed; monitoring needed	*34.100576, -118.658392*											
30	*Quercus agrifolia*	6.5, 5.5, 4.5, 3, 3	Good	Codominant trunks with included bark	Protected oak	Retain, no impact	*34.100721, -118.658406*											
31	*Pistacia sp.*	6.5	Good	Possibly topped at 5' (may have happened in nursery)	none - non-native of tree size	n/a - not protected	*34.100869, -118.658285*											
32	*Quercus agrifolia*	11.5, 10, 9, 8.5, 8.5	Fair	Codominant trunks with included bark, lots of reaction wood at base, suspect canker such as Phytophthora, buried trunk, sapsucker damage, slightly thin in some spots at top of tree, minor branch trimming on west side of canopy less than 3" **Specifc recommendatbns** : monitor tree and root crown excavatbn	Protected oak	Will have <10% impact to TPZ from slope correctbn and retaining wall construct bn; monitoring needed	*34.101029, -118.658266*											
33	*Quercus agrifolia*	4.5, 4	Good	Buried trunk **Specifc recommendatbns:** root crown excavatbn	Protected oak	Will have <10% impact to TPZ from slope correctbn and retaining wall construct bn; monitoring needed	*34.101050, -118.658261*											
34	*Quercus agrifolia*	6, 6, 5.5, 2.5, 1	Good	Buried trunk, codominant trunks with included bark **Specifc recommendatbns:** root crown excavatbn	Protected oak	Will have <10% impact to TPZ from slope correctbn and retaining wall construct bn; monitoring needed	*34.101063, -118.658271*											
35	*Quercus agrifolia*	6	Good	Buried trunk **Specifc recommendatbns:** root crown excavatbn	Protected oak	Will have <10% impact to TPZ from slope correctbn and retaining wall construct bn; monitoring needed	*34.101055, -118.658287*											
36	*Quercus agrifolia*	10, 7, 4	Good	Minor branch trimming on west side less than 3", codominant scaffolds with included bark	Protected oak	Will have <10% impact to TPZ from slope correctbn and retaining wall construct bn; monitoring needed	*34.101094, -118.658282*											
37	*Heteromeles arbutfolia*	5, 4.5 (nine total trunks)	Fair	Fair canopy density	Protected native plant	Will have <10% impact to TPZ from slope correctbn and retaining wall construct bn; monitoring needed	*34.101153, -118.658257*											
38	*Quercus agrifolia*	8	Good	Buried trunk, south trunk lean, minor leaf-chewing damage, very full canopy	Protected oak	Over 30% impact from unpermitted entry wall and gate; 10 mitgatbn trees + 2 contngency needed	*34.101293, -118.658703*											
39	*Heteromeles arbutfolia*	4, 4	Good/ fair	Minor leaf-chewing damage	Protected native plant	Impact of entry wall; monitoring needed	*34.101307, -118.658718*											
40	*Quercus agrifolia*	8	Good	Northwest trunk lean, full canopy, codominant scaffold branches	Protected oak	Retain, no impact	*34.101318, -118.658754*											
41	*Hesperocyparis arizonica*	15.5	Poor	Large amount of dieback on north side of canopy, thin canopy	none - non-native of tree size	n/a - not protected	*34.101296, -118.658758*											
42	*Ulmus americana*	13.5, 11	Good/ fair	~11" branch had failed or was removed, some old canopy dieback	none - non-native of tree size	Very close to house overhang; County Fire may require removal	*34.101021, -118.658623*											
43	*Olea europaea*	8.5, 7	Good/ fair	5" branch has been removed, epicormic shoots	none - non-native of tree size	Very close to house overhang; County Fire may require removal	*34.100952, -118.658613*											
Offproperty trees																		
OP-1	*Quercus agrifolia*	11, 7.5	Good	Codominant trunks with included bark, good leaf color, full canopy	Protected oak	Retain, no impact	*34.101105, -118.659056*											
OP-2	*Quercus agrifolia*	9.5, 3	Good/ fair	Tree has grown over old ropes, good leaf color, slightly thin canopy	Protected oak	Retain, no impact	*34.101107, -118.659023*											
OP-3	*Quercus agrifolia*	18.5	Good/ fair	Good leaf color, good wood expansion, slightly thin canopy	Protected oak	Retain, no impact	*34.101160, -118.659002*											
OP-4	*Quercus agrifolia*	~10	Good		Protected oak	Retain, no impact	*34.101113, -118.659002*											
OP-5	*Platanus racemosa*	~36" @ 2'	Good	Canopy barely crosses property line, poison oak, topped in past, near power lines	Protected native plant	Retain, no impact	*34.100828, -118.659017*											
OP-6	*Quercus agrifolia*	~42" @ 2'	Good/ fair	Canopy barely crosses property line	Heritage oak tree	Retain, no impact	*34.100422, -118.658993*											
OP-7	*Quercus agrifolia*	~7, 6, 6, 6, 6, 4, 3	Good	Canopy barely crosses property line	Protected oak	Retain, no impact – nearby chain-link fence was determined by planner as previously permitted	*34.100422, -118.658484*											
OP-8	*Pistacia sp.*	~5	Fair		none - non-native of tree size	Retain, no impact	*34.100839, -118.658247*											
Mitgatbn Trees																		
M1 (Mitgatbn tree #1)																		
M2																		
M3																		
M4																		
M5																		
M6																		
M7																		
M8																		
M9																		
M10																		

***Measured in inches at standard 4.5ft height, unless otherwise noted**
****Estmated in feet**

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STATE OF CALIFORNIA

TREE CHARACTERISTIC TABLE

PROJECT TITLE

ENAYATI RESIDENCE
2189 STUNT RD.
CALABASAS, CA 91302

NO. | DATE | DESCRIPTION

SHEET TITLE

TREE CHARACTERISTIC TABLE

T-2

DATE 11.28.2020

MITIGATION TREE PLANTING AND CARE RECOMMENDATIONS

Planting Stock

Generally, mitigation trees shall be at least a one-gallon size specimen measuring at least one inch in diameter at one foot above the base. Also, an acorn sourced from the Santa Monica Mountains shall be planted in the watering zone of all replacement trees (this will be verified by the County Forester). The mitigation trees shall be properly maintained for at least 10 years and be replaced if dead within that period.

Planting Guidelines

1. Existing landscaping, shrubs, ground cover, and weed trees should be cleared as needed before planting.

2. Trees used for planting should meet the most current guidelines for good-quality tree stock (trees should not be overgrown for their container size, there should be no girdling roots, trunks should be free of all damage, etc.).

3. Planting should be done according to professional arboricultural standards. The guidelines should include but are not limited to:

- The top of the root ball should be cleared of soil buildup until root crown and young buttress roots extending from the trunk flare are exposed.
- The planting space should be dug about two times as wide as the tree root ball. The depth of the planting space should be as high as the root ball.
- No gravel or other substrate should be used below the root ball.
- Use existing soil dug from the planting pit as-is, without incorporating amendments. All construction debris, rocks, and other foreign material should be excluded. Concerns about soil quality should be referred to the project arborist.
- The tree's root crown should be planted at or just above grade.
- The new tree should have its nursery stake(s) removed at an appropriate time to allow development of trunk strength (re-staking further out from the trunk may be needed.)
- Spread a 4-inch thick layer of oak leaf mulch out to twice the radius of the root ball.

4. Mitigation trees shall be planted within the year following completion of removals, demolition, and construction activities. They may be planted earlier, but monitoring for 10 years begins at one year following the completion of all construction and demolition activities.

Irrigation Guidelines

1. Arrange soil around the base of trees to slope away so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Leave 6- to 10-feet around the trunk cleared of non-natives and without irrigation. Protective native plant mulch can cover this area and protect the roots. Oak leaf mulch is preferred. Irrigation can be done with hoses once a month at six feet from the trunk in the normal rainfall months, October-March, until tree is established (several years), and then only once or twice in summer in times of severe drought. After establishment, only rainfall should irrigate oaks. NO water should be applied April-September. In times of severe drought, established native oaks may be irrigated once in mid-summer using a drip irrigation soaker hose along the downslope periphery of the canopy drip line. This will usually be along half of the canopy drip line. Irrigate until moisture reaches at least six-inch depth, but preferably two feet depth.

2. Temporary irrigation systems shall be removed when oaks are established. This may take several years from time of planting.

Weeding Guidelines

ANNUAL MONITORING REPORTS

Note: AOR = Arborist of Record, BOR = Biologist of Record, DRP = Los Angeles County Department of Regional Planning

1. The AOR or BOR shall prepare annual reports for the permittee and for DRP on the condition of all native trees of the project parcel of 5-in. and larger DBH for a time of 10 years following the initiation of ground disturbance. Reports shall be due following summer and before 1 October of the year, so that any replacement mitigation native trees may be planted during the rainy season. [§22.44.950.O.3.a; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2; BMP]

2. The annual report shall have
- Title page giving information on date of report and dates of any updates, County permit numbers, permittee, contact information; preparer, contact information; parcel APN
- Introduction describing the project location and local conditions with respect to the native trees;
- Methods including: date, personnel, and methods of observation and mitigation
- Table of all native trees on the parcel including oaks 5-in. DBH and larger and including offsite native trees impacted by the project
- Inclusion of any mitigation native trees with data
- Plot of all native trees of protected size and oaks of 5-in. DBH and larger, identification number, canopy and TPZ (to scale, showing scale bar, north arrow, and outline of structures) [[§22.44.950.O.3.a; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2; BMP]:
- Plot of all mitigation native trees, identification number, canopy and TPZ (to scale, showing scale bar, north arrow, and outline of structures)
- Summary of results: encroached native trees monitored; mitigation native trees, if any, planted; mitigation native trees monitored

3. If any of the numbered protected trees dies during the years of monitoring, the AOR or BOR shall prepare a plan for replacement with 10 native trees of the same species, size to be recommended by AOR or BOR considering likelihood of survival to the end of the monitoring period. [§22.44.950.O.1, §22.44.950.O.5; §22.44.1920.K.1]
- An acorn of the same species shall be planted in the irrigation circle of any mitigation oak tree. [§22.44.950.O.3.b]
- The AOR or BOR (in conjunction with the permittee) shall arrange for planting in a conserved and protected, appropriate area in the watershed of the project, and arrange for care for the required number of mitigation years. [§22.44.950.O.3.a; §22.44.950.O.3.e, §22.44.950.O.4; §22.44.1920.K.1, §22.44.1920.K.2; BMP]
- The aspect and appropriate nature of the planting area shall be an important consideration in determining where to plant mitigation native trees. Areas of planting shall be conserved areas in the vicinity of the project. [§22.44.950.O.4; BMP}
- Annual native tree monitoring reports shall include details (map, unique number, condition, field tag) for any mitigation native tree. [BMP]
- Any treatment affecting native trees adversely shall be reported to DRP in the annual monitoring reports or earlier if the condition can be corrected. [BMP]

4. For any mitigation native tree that dies in the monitoring period, 1 mitigation native tree (same species as the native tree that died) from stock of the Santa Monica Mountains shall be planted, tagged, mapped, cared for according to the mitigation plan, and reported annually for the remainder of the initial monitoring term. If the mitigation native tree died from lack of care, as determined by the AOR, BOR, or DRP, then the term for the replacement shall be the prescribed monitoring years. Report on planting of replacement native trees shall be a supplement to the annual monitoring reports to the DRP submitted after planting and then included with the annual monitoring reports after the planting.

6. The tree characteristic table shall be updated with a new column for each year of observations. Rows will be added for the new mitigation trees. Each time the table is updated, the year and changes to encroached trees and mitigation trees should be noted.

7. Each year, the tree map shall be updated for any changes in encroached and mitigation trees.

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RECOMMENDATIONS, REPORTING

PROJECT TITLE

ENAYATI RESIDENCE
2189 STUNT RD.
CALABASAS, CA
91302

NO.	DATE	DESCRIPTION

SHEET TITLE

RECOMMENDATIONS & REPORTING

T-3

DATE 11.28.2020

CONDITIONS FOR TREE CARE BEFORE, DURING, AND FOLLOWING CONSTRUCTION

In addition to the PRECONSTRUCTION measures listed below, we recommend the following:

1. Soil buildup against the root crown of trees #17, and 32-35 should be removed manually without damaging bark. Trees where root crowns have been cleared should be re-inspected by the project arborist for disease or structural issues.

2. During periods of exceptional drought, deeply irrigate protected oak trees within the tree protection zone (five feet beyond the dripline or fifteen feet from the trunk, whichever is greater), keeping water at least six feet from trunks. Slowly water the area until the soil is moist but not mushy and let the soil dry between irrigations. It may be necessary to slowly irrigate the area overnight or longer. Sloped areas may need to be watered for longer at lower rates to reduce erosion and runoff. During the spring, summer, and fall water once every 1-2 months and stop irrigation during the rainy season (approximately November to April, depending on whether it rains).

3. Maintain a three-to-four-inch layer of fresh wood chip and/or leaf mulch over the tree protection zones, adding mulch as needed. Keep mulch at least two feet away from tree trunks. Fresh mulch can help retain water, promote beneficial soil microorganisms, moderate soil temperatures, and suppress weeds. Mulch is not needed where a three-to-four-inch layer of naturally-occurring mulch already exists.

4. Prune tree #7 to reduce end-weight. A pruning permit may be needed from a county forester.

CONDITIONS/RECOMMENDATIONS
Best Management Practice (BMP)
Oaks [§22.44.950.A]
Native Trees [§22.44.1920.K]
Specific Requirement in code is noted.

PRECONSTRUCTION

1. All current storage and any planned storage of accessory uses and movable items (as examples: an RV, picnic table, garden equipment) shall be moved out of Tree Protected Zones (TPZs). [§22.44.950.B.2, 22.44.950.G.4; §22.44.1920.K.2.a; BMP]
2. Storage structures shall not impact Tree Protected Zones (TPZs) except by specific permit. [§22.44.950.B.2, 22.44.950.G.4; §22.44.1920.K.2.a; BMP]
3. TPZs are to have no storage, no dumping, and irrigation appropriate to the tree species before, during construction, and for the life of the project except irrigation during exceptional drought. Existing oak TPZs are to have no irrigation. Instead, TPZs of existing native trees shall be allowed to accumulate 6-in.-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a 4-in. layer of native tree leaf mulch/chopped native plant mulch in the TPZs, but mulch shall not touch the tree trunk. [§22.44.950.B.2; §22.44.1920.K.2.a, BMP]
4. Native plants that occur/propagate within the TPZs may remain according to County Fire prescription. Non-native plants within the TPZs shall be weeded with hand tools, and all plant parts of weeded non-natives shall be sent to a landfill in closed containers. [BMP]
5. The applicant shall retain the services of an Arborist of Record (AOR) or qualified biologist of record (BOR), for preparation of a monitoring plan; supervision of impacts to native trees during construction; and for monitoring and reporting annually to DRP on native trees of the parcel and any replacement trees [§22.44.950.O.3.a; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2]
   • for ten (10) years after construction completes for existing native trees with encroachment, and [§22.44.950.O.1, §22.44.950.O.5; §22.44.1920.K.1]
   • ten years after planting of any mitigation trees [§22.44.950.O.1, §22.44.950.O.5; §22.44.1920.K.1]
6. Mitigation trees are to be planted before or within the year of construction completion. [BMP]
7. Replacement trees need to be from stock of the Santa Monica Mountains of Los Angeles and Ventura Counties [§22.44.950.O.3.d; §22.44.1920.K.2: BMP]
8. The applicant shall provide the County with notification of the AOR or BOR and contact information of the AOR or BOR. If the AOR or BOR changes during the term of post-construction monitoring, then the permittee shall inform the County of the new AOR or BOR and contact information. [§22.44.950.O.3.a; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2]
9. The AOR or BOR shall present the County with a letter that states responsibilities for care of the native trees and native tree woodland of the project [§22.44.950.O.3.a; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2; BMP]:

AOR or BOR-PRECONSTRUCTION
• Responsible for installation of protective fencing of the native trees at the outer boundary of the County-defined TPZ, with 5-ft. chain link fencing supported by steel stakes

AOR or BOR-DURING CONSTRUCTION
• Responsible for maintaining protective fencing during all of construction
• Responsible for supervising pruning of native trees and any measures for preventing infection
• Responsible for supervising any work within the tree protected zone (TPZ) including root cuts and care within TPZs
• Responsible for notifying the County of any unsatisfactory conditions and non-compliance with conditions.
• The AOR or BOR may make unannounced visits to fulfill duties.

AOR or BOR-POST-CONSTRUCTION
• Responsible for annual reports to permittee and to DRP on condition of all native trees affected by the project for the mitigation term years following end of construction.
• Responsible for arranging (in conjunction with permittee) for planting of mitigation trees for any encroached native tree or mitigation tree that dies during the monitoring period.
• Responsible for including mitigation native tree data in annual reports, if there are any mitigation native trees.

10. A post-construction landscape plan shall be prepared that follows Best Management Practice (BMP) for native trees:
a. No planting of plant, irrigation, or irrigation overspray shall occur within the TPZ of an existing native tree. Only naturally-occurring native plants should remain or be allowed to grow in TPZs. [BMP]
b. The garden irrigation shall be directed away from the TPZ of native oak trees (canopy dripline + 5-ft. or 15-ft. from trunk, whichever is the greater distance) [BMP]
c. Instead, provide initially 4-in. organic mulch in the TPZ (native oak leaf mulch is best), and plans shall direct allowing native tree leaf accumulation to 6-in. depth within all TPZs. [BMP] Weed out by hand any non-natives that sprout in the TPZs of parcel native trees. [BMP]
d. Only native plants shall be planted within twenty feet of native tree trunks that have canopy extending 15-feet or less. Native plants may be planted at the edge of TPZs of protected native trees and shall be at least 20-ft. from the trunk. [BMP] Native plants that naturally sprout within TPZs may be allowed to grow there. [BMP]
e. Directions for pruning post construction shall be included on the plans. Removal post construction shall be limited to dead wood removal and hazard removal. Pruning shall preserve the bark collar (i.e. no "flush cuts" shall be made) and be made in a way that prevents the tearing of bark from the tree. [BMP]
f. All landscape sheets shall have a prohibition on use of rodenticides on the project parcel. Instead prescribe use of non-pervasive methods to control rodents such as trapping and fumigation. [§22.44.1240.B.13; BMP]
g. All landscape sheets shall have a prohibition on use of herbicides and other chemicals such as fertilizer on the project parcel in native plant areas and native tree TPZs. Instead use hand tools for excavation to remove non-native plants including roots and send plant parts of non-natives to a landfill in closed containers. [§22.44.1240.B.13; BMP]
h. Pruned parts of native trees may be chopped to 1-in. dimensions or smaller and used for the required mulch (4-in. depth in native tree TPZs). [BMP]

11. The Tree Protected Zone (TPZ) is the greater distance of canopy drip line + 5-ft. outside the canopy or 15-ft. [§22.44.950.B.3; §22.44.1920.K] The TPZ shall be defined according to the original TPZ of the trees (before pruning) until replaced by development according to the project plan. [BMP]
12. In order to avoid violation of the Migratory Bird Treaty Act ((MBTA) of 1918 (50 C.F.R. Section10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code)] and impact to bird and bat reproduction, alterations to trees (pruning, removal) and start of construction is best done in the off-season of bird and bat nesting and maternity, between September 1 and November 30.
If pruning and/or construction commences in another period, bird nesting surveys shall be performed by a biologist experienced in nesting surveys commencing 30 days previous to start of tree alterations and/or construction. Surveys are to be done out to 500-ft. from the project site at weekly intervals, with the final survey within three (3) days of the start of tree alteration and/or construction. I
f a protected native bird is found nesting, the project proponent shall delay all project activities until the qualified biologist determines the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Alternatively, the qualified biologist may mark a buffer zone for the nest with flagging, stakes and construction fencing to demarcate 300 feet for passerines (or 500 feet for raptors) between the project activities and the nest. CDFW must authorize closer buffer distances in written communication. Monitoring biologist shall use judgment, but in general, buffers should be determined so that construction activities result in noise less than 60 dB at the nest. The monitor shall communicate about the prohibition buffers with the foremen and work crews. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Surveys shall be repeated in the case of work cessation for a period of 2 weeks or more. The project proponent shall provide a report of the results of surveys and protective measures to the CDFW and DRP, in order to document compliance with applicable State and Federal laws pertaining to the protection of native birds and bats.
13. Tree removals shall be according to CDFW prescription for allowing escape of birds and bats that sequester in foliage and bark:
"It is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats and/or birds that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats and/or birds to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat/bird specialist. Felled trees shall remain in place for a period of at least 48 hours previous to sawing up the tree."
14. TPZs of encroached trees shall be fenced with temporary chain-link fence of at least 5-ft. height, and fencing shall be supported by steel stakes driven directly into the ground. Fencing shall have no gate or easy entry into the TPZ. [§22.44.950.O.6.a; §22.44.950.O.3.e; §22.44.1920.K.2.a; BMP]
15. No sign is required by ordinance on fencing. If signs are needed, change the wording: "WARNING: This fence is in place for the protection of these trees, and shall not be removed or relocated. Work inside the fence shall be supervised by arborist-of-record and done with hand tools."
16. Wall removal under #38 and for the east side of the house needs the arborist guidance and use of hand tools for work inside the TPZ, including periphery. The west footing under #38 is retained; the east side wall and footing is to be removed. Any roots encountered while digging larger than 1" shall be preserved under guidance of the Arborist.
17. Canopy pruning of any protected trees not on the project site shall require notification and permission from owners and supervision of the arborist-of-record.
18. Holes from the removal of the storage shed should be filled with topsoil conserved from grading and following direction by the arborist.

DURING CONSTRUCTION

1. Fencing shall be modified as needed during work within the TPZ and then replaced when work in the TPZ finishes. The fencing shall be installed and maintained for the remainder of the project construction by the AOR or BOR in consultation with the foremen of construction activities. [§22.44.950.O.6.a; §22.44.950.O.3.e; §22.44.1920.K.2.a; BMP]
2. Fencing like that for encroached trees around the TPZs shall also protect other trees of the project parcels from construction activities and be maintained by the AOR or BOR. [§22.44.950.O.6.d; §22.44.1920.K.2.a; BMP]
3. From time to time, construction dust shall be rinsed from the leaves of all native trees on the parcel. [BMP]
4. The AOR shall be present and supervise all trimming of native trees for the project and provide any remedial treatment needed to prevent infection of the trees. [§22.44.950.O.6.f; BMP]
5. The AOR or BOR shall be present and supervise all work within protected zones of protected native trees. [§22.44.950.O.6.b; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2]
6. "Natural" or pre-construction grade shall be maintained for as great a distance from the trunk of each tree as construction permits. Soil shall never be placed in contact with the trunk of the tree above natural grade. [BMP]
7. The AOR or BOR shall be present and supervise any ground work or trenching within the original tree protected zone (TPZ) of the trees.

BMPs for digging within the TPZ:
•Any excavations in the TPZs shall be done with hand tools or air spade to spare any roots of 1-in. diameter and larger. [§22.44.950.O.6.c; §22.44.1920.K.2.b; BMP]
  •Whenever possible use the same trench for multiple utilities. [[§22.44.950.O.6.g; BMP]
•In cases of needed cutting of large roots (1-in. diameter or larger), an arborist or qualified expert shall supervise the TPZ work for making the cuts correctly and provision of any treatment needed to prevent root infection. [BMP]
•When possible, piping or other installation shall be threaded through roots of 1-in. or larger. [BMP]
•Exposed roots shall be covered with wet cloth or wet burlap during exposure to air. [BMP]
•Trenches and holes shall be cleared of small animals that fall in and are trapped at the beginning and end of each working day and before final covering/closing of the trench or hole. [BMP]
•Plywood bridges at intervals of 20-ft. shall cover an open trench or hole to provide passage for small animals over the trench between the end of the working day and the start of the next working day. After removal of the plywood for work is the best time to check for trapped small animals and before placement of the plywood at the end of the working day is also a good time. [BMP]
•There shall be a check and release of trapped small animals before covering any trench or hole. [BMP]

8. When removing pavement, keep disruption of soil beneath as minimal as possible. [BMP]
9. No dumping, storage of any kind, or parking of vehicles shall be in the TPZ of protected native trees, not before construction, not during construction, nor following construction for the life of the project. [§22.44.950.B.2, 22.44.950.G.4; §22.44.1920.K.2.a; BMP]
10. TPZs shall not be subjected to construction impacts such as flooding incidental to construction work, storage or disposal of construction debris of any kind including solutions, nor shall fueling or chemical mixing occur within any TPZ. [§22.44.950.B.2, 22.44.950.G.4; §22.44.1920.K.2.a; BMP]
11. All activity and traffic within TPZs shall be minimized. [§22.44.950.B.2, 22.44.950.G.4; §22.44.1920.K.2.a; BMP]
12. Care shall be exercised to prevent physical damage to tree trunks, root crowns, and lower scaffold branches during construction. This means project foremen are responsible for attention to careful driving and manipulation of scrapers, buckets, hoes, and other vehicles and equipment of construction near trees. [BMP]

POST-CONSTRUCTION MONITORING

1. The AOR or BOR shall prepare annual reports for the permittee and for DRP on the condition of all native trees of the project parcel of 5-in. and larger DBH for a time of 10 years following the initiation of ground disturbance. Reports shall be due following summer and before 1 October of the year, so that any replacement mitigation native trees may be planted during the rainy season. [§22.44.950.O.3.a; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2; BMP]
2. The annual report shall have
   • Title page giving information on date of report and dates of any updates, County permit numbers, permittee, contact information; preparer, contact information; parcel APN
   • Introduction describing the project location and local conditions with respect to the native trees;
   • Methods including: date, personnel, and methods of observation and mitigation
   • Table of all native trees on the parcel including oaks 5-in. DBH and larger and including offsite native trees impacted by the project (example table above, p.4)
   • inclusion of any mitigation native trees with data (example table above, p.4)
   • Plot of all native trees of protected size and oaks of 5-in. DBH and larger, identification number, canopy and TPZ (to scale, showing scale bar, north arrow, and outline of structures) [[§22.44.950.O.3.a; §22.44.950.O.3.e; §22.44.1920.K.1, §22.44.1920.K.2; BMP]:
   • Plot of all mitigation native trees, identification number, canopy and TPZ (to scale, showing scale bar, north arrow, and outline of structures)
   • Summary of results: encroached native trees monitored; mitigation native trees, if any, planted; mitigation native trees monitored
3. If any of the numbered protected trees dies during the years of monitoring, the AOR or BOR shall prepare a plan for replacement with 10 native trees of the same species, size to be recommended by AOR or BOR considering likelihood of survival to the end of the monitoring period. [§22.44.950.O.1, §22.44.950.O.5; §22.44.1920.K.1]
•An acorn of the same species shall be planted in the irrigation circle of any mitigation oak tree. [§22.44.950.O.3.b]
•The AOR or BOR (in conjunction with the permittee) shall arrange for planting in a conserved and protected, appropriate area in the watershed of the project, and arrange for care for the required number of mitigation years. [§22.44.950.O.3.a; §22.44.950.O.3.e, §22.44.950.O.4; §22.44.1920.K.1, §22.44.1920.K.2; BMP]
• The aspect and appropriate nature of the planting area shall be an important consideration in determining where to plant mitigation native trees. Areas of planting shall be conserved areas in the vicinity of the project. [§22.44.950.O.4; BMP]
•Annual native tree monitoring reports shall include details (map, unique number, condition, field tag) for any mitigation native tree. [BMP]
•Any treatment affecting native trees adversely shall be reported to DRP in the annual monitoring reports or earlier if the condition can be corrected. [BMP]
4. For any mitigation native tree that dies in the monitoring period, 1 mitigation native tree (same species as the native tree that died) from stock of the Santa Monica Mountains shall be planted, tagged, mapped, cared for according to the mitigation plan, and reported annually for the remainder of the initial monitoring term. If the mitigation native tree died from lack of care, as determined by the AOR, BOR, or DRP, then the term for the replacement shall be the prescribed monitoring years. Report on planting of replacement native trees shall be a supplement to the annual monitoring reports to the DRP submitted after planting and then included with the annual monitoring reports after the planting.

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TREE CARE & MONITORING

PROJECT TITLE

ENAYATI RESIDENCE
2189 STUNT RD.
CALABASAS, CA 91302

NO.	DATE	DESCRIPTION

SHEET TITLE

TREE CARE & MONITORING

T-4

DATE 11.28.2020